154.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,300 / 834,300
					USE VALUE:	834,300 / 834,300
					ASSESSED:	834,300 / 834,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALVEY MYLES & JANET
Owner 2:	
Owner 3:	
Street 1:	7 WOODS ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 2011 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	378,300		456,000	834,300
Total Card	0.115	378,300		456,000	834,300
Total Parcel	0.115	378,300		456,000	834,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.87 | /Parcel: 414.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102472
GIS Ref
GIS Ref
Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 154.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,400	0	5,000.	456,000	834,400	834,400	Year End Roll	12/18/2019
2019	101	FV	287,300	0	5,000.	427,500	714,800	714,800	Year End Roll	1/3/2019
2018	101	FV	253,200	0	5,000.	353,400	606,600	606,600	Year End Roll	12/20/2017
2017	101	FV	253,200	0	5,000.	324,900	578,100	578,100	Year End Roll	1/3/2017
2016	101	FV	253,200	0	5,000.	296,400	549,600	549,600	Year End	1/4/2016
2015	101	FV	239,500	0	5,000.	290,700	530,200	530,200	Year End Roll	12/11/2014
2014	101	FV	239,500	0	5,000.	270,200	509,700	509,700	Year End Roll	12/16/2013
2013	101	FV	239,500	0	5,000.	257,100	496,600	496,600		12/13/2012

!12088!

PRINT

Date	Time
12/11/20	02:12:16

LAST REV

Date	Time
04/09/18	11:18:15
apro	
12088	

USER DEFINED

Prior Id # 1:	102472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14571-444		3/1/1982		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2016	907	Siding	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
5/1/2009	Inspected	372	PATRIOT
1/13/2009	Measured	372	PATRIOT
5/12/2000	Mailer Sent		
4/6/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17212820
Const Adj.:	0.98990101
Adj $ / SQ:	150.838
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464720
Depreciation:	86438
Depreciated Total:	378282

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

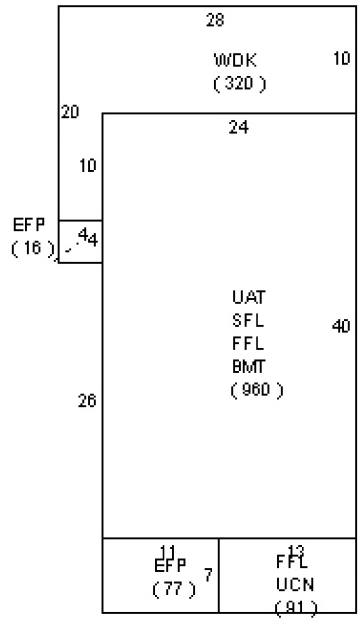
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.84
Special Features:	0	Val/Su Net:	101.83
Final Total:	378300	Val/Su SzAd	188.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,051	150.840	158,531
BMT	Basement	960	45.250	43,441
SFL	Second Floor	960	150.840	144,804
WDK	Deck	320	9.030	2,891
UAT	Upper Attic	240	60.340	14,480
EFP	Enclos Porch	93	55.930	5,201
UCN	Canopy	91	20.570	1,872
	Net Sketched Area:	3,715	Total:	371,220
Size Ad	2011	Gross Are	4435	FinArea 2011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

154.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	